Conewago Township Zoning Hearing Board

Minutes of Meeting held on: Wednesday, August 5, 2020 Time: 6:00pm

Case Number 5-2020

Meeting called to order at 6:00pm by Vice Chairman Finecey

Meeting began with the Pledge of Allegiance to the Flag.

In attendance were board members:

James Finecey – Vice Chairman
Gerald Lippy
George Weih - Secretary

It was determined that a quorum was present.

Also in attendance were:

David W. Arndt, Jr. – Conewago Township Zoning & Code Enforcement Officer
Harold A. Eastman, Jr. Esq. – Zoning Hearing Board Solicitor
Corrie Ondrizek – Stenographer

There were sixteen people in the audience.

Minutes from the June 17, 2020 meeting were approved as written. Approval vote: 3 – 0

Vice Chairman Finecey called for all who intend to provide testimony during the meeting to sign the attendance sheet and then swore them in.

Vice Chairman Finecey opened the hearing for Zoning Hearing Board Case #5-2020 pertaining to a Special Exception request from Section 155-163 of the Zoning Ordinance of Conawago Township filed by The Trone Family Trust.

Zoning and Code Enforcement Officer David W. Arndt, Jr. presented the following:

The purpose of the zoning hearing in Case No. 5-2020 is to consider an Application to the Zoning Hearing Board filed and amended by the Applicant, The Trone Family Trust, relative to adjoining parcels of real property owned by Michael A. Stormes and Sally A. Stormes, and located in the Township's Suburban Residential Zone (R-1) in McSherrystown, Conewago Twp., Adams Co., Pa. Said adjoining parcels of real property are respectively identified as 1) 175 North Second Street, Adams County Tax Map/Parcel ID No. : 08001-0245—000; and 2) North Second Street, Adams County Tax Map/Parcel ID No., 08001-0246—000. The Applicant is requesting the grant of a special exception pursuant to Section 155-163 of the Zoning Ordinance to replace or substitute an existing nonconforming use with a use at least equally as compatible with the surrounding area as the original nonconforming use in order to permit the development, construction and use of duplex, multiple-family dwellings and/or townhouse dwelling units on the adjoining parcels of real property.

Vice Chairman Finecey called for testimony from the applicant. Joseph E. Erb, Jr., attorney for the Trone Family Trust, presented the Applicants Exhibit #1, a picture of the property, Applicants Exhibit #2, a copy of a portion of 155-13 (definitions), along with testimony. He was joined in testifying by Chris Trone.

Vice Chairman Finecey called for any objector's testimony. Ms. Sheetz was concerned about flooding. Mr. Wilke's concerns included traffic and developments in general. Ms. Ryan questioned the Hearing's safety and legality. Mr. Stormes, the swimming pool owner, gave a general statement.

Mr. Erb asked the Board to accept Exhibits #1 and #2 to evidence. (no objections. (vote 3-0)

Vice Chairman Finecey called for any objector's questions. Ms. Sheetz submitted pictures for evidence (Sheetz exhibit #1) and had concerns about flooding. Mr. Wilke had questions concerning Storm Water Management, overdevelopment, and low income housing. Ms. Ryan had questions about Flood Zone designations. Ms. Ryan submitted written testimony to the Board (Ryan Exhibit #1).

Vice Chairman Finecey opened the hearing to Township questions

Vice Chairman Finecey opened the hearing to questions from the Board.

Vice Chairman Finecey asked for any concluding remarks.

At 7:33pm Vice Chairman Finecey called for an executive session to review the case.

At 7:45pm Vice Chairman Finecey reconvened the meeting. Secretary Weih read a motion of approval for the Special Exemption requested. Vote 3 -0

Secretary Weih read a motion to direct the Zoning Hearing Board Solicitor to complete the written decision document. Vote 3 -0

Vice Chairman Finecey called for any unfinished business. (none)

Vice Chairman Finecey called for any new business. David Arndt said we may have a Hearing in September concerning a swimming pool installation.

The hearing was adjourned at 7:56pm

Respectfully submitted,

George Weih

George Weih, Secretary, Conewago Township Zoning Hearing Board